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Progress since April 2011

- Broke ground in May 2011 on Phase 1A buildings (1 Dog Lane, 9 Dog Lane and Storrs Automotive)
- Broke ground in October 2011 on parking garage
- Design on Storrs Road and Dog Lane completed/bids due January 13
- Design on intermodal center nearly complete
- Signed commercial and residential leases
- Received 4th state Small Town Economic Assistance Program Grant for Village Street infrastructure



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1 Dog Lane Construction



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9 Dog Lane Construction



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Storrs Automotive Construction



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Erland Overview

- Founded in 1977
- Merit Shop Philosophy
- Average Employee Tenure is 13 years
- CT office opened in 2009
- Completed over 1,000 multi-family housing units



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Erland Commitment to Safety

- Formal Safety & Health Program
- All personnel 10 hr OSHA trained; CPR & First Aid
- All Superintendents 30 hr OSHA trained
- Successful OSHA Strategic Partnership
- EMR better than industry average



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Sound Building Construction

- Buildings constructed in accordance with local, state and federal codes
- Building permits obtained after extensive review of applications by Town's Building Official
- Regular inspections by Town's Building Dept., Fire Marshal's office, development team's architect and engineers, and independent testing and inspection company
- Town Building Official and Fire Marshal attend weekly construction meetings
- Erland's Quality Program and Committee involvement in place
- Buildings constructed in accordance with Partnership's Sustainability Guidelines



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Commitment to Local and CT Hiring

- Job Fairs held at Community Center on May 12, Sept. 9, and tomorrow – January 12 at 7:30 pm
- At least 6 local residents hired by subcontractors
- UConn Engineering Student hired by Erland
- 85 percent of contract values to companies with CT offices
- Approx. 70 percent of individuals on site are CT residents
- Local firms including Milton Beebe, Distinctive Landscaping, Willards, are working or providing materials



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Project Schedule and Progress

- Buildings TS-1 (1 Dog Lane) and DL-1/2 (9 Dog Lane) are on schedule for July 31, 2012 completion
- Both buildings are weather tight and being heated through the winter
- Sheetrock on-going in Building TS-1
- Building TS-2 construction to start on April 12, 2012 and be completed by July 31, 2013



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Storrs Center Overall Plan



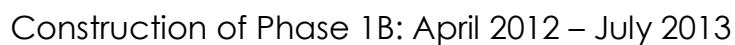
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Phases 1A and 1B



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1 Dog Lane – North and West Elevations



1 North Rear Elevation
1/8" = 1'-0"



2 West Elevation @ Storrs Road
1/8" = 1'-0"



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9 Dog Lane – South Elevation



1 South Elevation
1/8" = 1'-0"



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TS-2 — West and Southwest Elevations



1 West Elevation
1/2" = 1'-0"



2 Southwest Elevation
1/2" = 1'-0"



KEY PLAN



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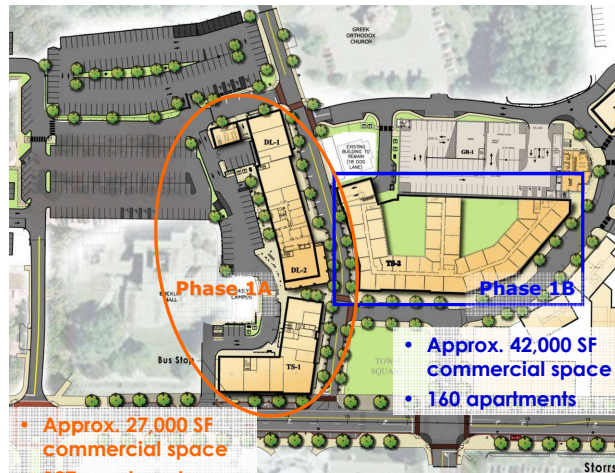


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Phase 1A and 1B



- Approx. 27,000 SF commercial space
- 127 apartments

- Approx. 42,000 SF commercial space
- 160 apartments



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Oaks on the Square Update



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Commercial Leasing

- Coming to Storrs Center:
 - Bank of America
 - Body Language
 - Dog Lane Café
 - Froyoworld
 - Husky Pizza
 - Insomnia Cookies
 - Moe's Southwest Grill
 - Select Physical Therapy
 - Skoras Barber Shop
 - Storrs Automotive
 - Subway
 - UConn Co-op Bookstore
- Negotiations on-going with several other local, regional and national businesses



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Town of Mansfield Projects



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Projected Construction Timeline



Dog Lane Construction: January 2012 – June 2012



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Projected Construction Timeline



Storrs Road Enhancements: January 2012 – August 2012



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Projected Construction Timeline



Parking Garage Construction: October 2011 – August 2012



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Projected Construction Timeline



Intermodal Building Construction: June 2012 – January 2013



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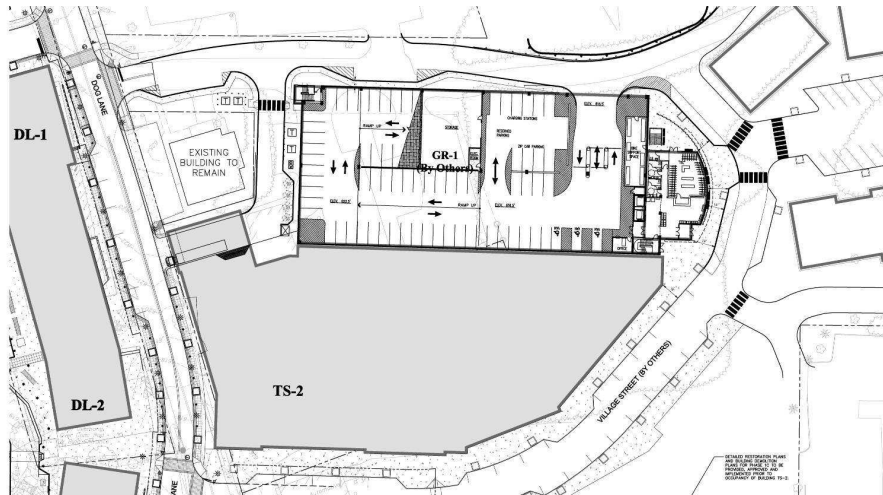


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Parking Garage & Intermodal Center



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Parking Garage & Intermodal Center



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Parking Garage & Intermodal Center



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Parking Garage & Intermodal Center



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Projected Construction Timeline



Village Street and Transit Pathways Construction:
March 2012 – November 2012



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Communications

- Mansfield Downtown Partnership website:
www.mansfieldct.org/mdp
- Storrs Center Construction website:
www.storrscenterconstruction.blogspot.com
- Storrs Center website: www.storrscenter.com
- Partnership Open House – 1st Thursday of the month
from 6 pm to 7 pm

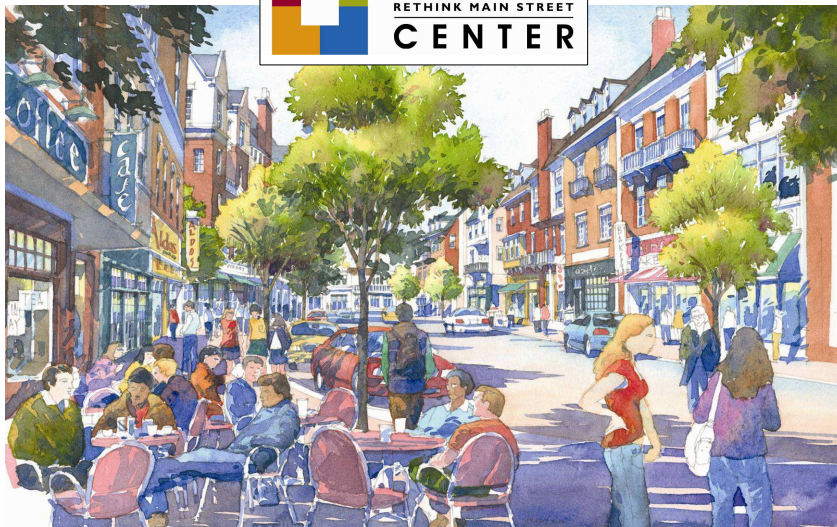


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